

REGULAR MEETING MINUTES
FOR THE EASTON PLANNING AND ZONING COMMISSION
MONDAY, DECEMBER 18, 2017

Note: These minutes, prepared to comply with Section 1-225 of the General Connecticut Statutes, is an approximate record of matters discussed and actions taken by the Commission at the meeting, but has not yet been reviewed by the commission for accuracy or completeness and is therefore subject to change or correction.

Chairman, Robert Maquat, called the Regular Meeting to order at approximately 7:28pm.
Regular Members present: Robert Maquat, Wallace Williams and Ross Ogden
Regular Members absent: Raymond Martin
Alternate Members present: Alison Sternberg and Justin Giorlando
For the record: The Chairman appointed Alison Sternberg to vote for Raymond Martin and Justin Giorlando to vote in absence of a regular voting member.

TOWN PLAN OF CONSERVATION AND DEVELOPMENT 2017:

The Land Use Director gave a brief update on progress on the draft of the Town Plan of Conservation and Development 2017. A package was distributed to the Commission of updated Chapters 1, 2, 4, 5, 6, 8 and 10, as well as a colored map entitled "Conceptual Plan Proposed Town Center". The Commissions reviewed and modified parts of Chapters 1, 2, 4 and 5. The Commission will continue to review the draft.

In chapter 5 the Land Use Director had proposed having an overlay zone for farming. The Chair will review this new concept with both Town Counsel and outside consultant Glenn Chalder.

ADDED TO THE AGENDA

Motion was made by Chairman Robert Maquat, seconded by Wallace Williams, to add to the agenda the discussion of the acceptance of the street, Adirondack Trail, for the Adirondack Estates, LLC Subdivision. The vote was unanimous, 5-0, motion carried. The Chairman noted the following letters for the record:

1. Letter dated 12-18-17 from Edward Nagy, Town Engineer, Re: Ordinance Concerning Procedures for Acceptance Or Conveyances Of Streets, Easements, Right of Ways and Open Space, STREET: ADIRONDACK TRAIL, addressed to Planning and Zoning Commission.
2. Letter to Planning & Zoning Commission dated December 18, 2017 RE: ADIRONDACK ESTATES from Edward L. Nagy, P.E., Director of Public Works, Town Engineer.

The Chairman noted that at the November 27, 2017 special meeting of the Easton Planning and Zoning Commission the Commission had found that Adirondack Trail had been constructed and completed in substantial compliance with Town Standards with the exception of the items which the developer must complete as noted in the November 13, 2017 letter to Mr. Robert Maquat, Easton Planning & Zoning Commission from Edward L. Nagy, P.E., Town Engineer, Director of Public Works. The Commission unanimously voted to recommend to the Board of Selectmen that they accept Adirondack Trail as a public road, subject to the completion of the noted items that were listed in the letter of November 13, 2017 from the Town Engineer as well as receipt of a report from the Police Commission regarding the approved signage for Adirondack Trail and subject to the Town Engineer making a recommendation.

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ADDED TO THE AGENDA (continued)

On motion by Robert Maquat, seconded by Ross Ogden, based on the two letters noted above from the Town Engineer, recommending that the section of street from existing Adirondack Trail to Buttonwood Drive in Trumbull, is ready for acceptance, the Commission is now making its official recommendation of Adirondack Trail for street acceptance to the Board of Selectmen, as it appears that the items noted previously have been completed. The Chairman also noted, that in accordance with Section 2d of the Ordinance Concerning Procedures For Acceptance Or Conveyances Of Streets, the maintenance bond was established at \$31,400.00 and the Agreement to Maintain Subdivision was filed in the Easton Land Records. The existing cash bond held by the Town for the Adirondack Estates Subdivision, is \$83,605.95, \$77,100.00 of which is retained for the Planning and Zoning Subdivision bond and in accordance with a letter from the Town Engineer dated December 18, 2017, there is no bond reduction recommended at this time. The vote was unanimous, 5-0, motion carried.

ADMINISTRATIVE AND OTHER MATTERS:

1. Minutes of Regular Meeting, December 18, 2017 of the Easton Planning and Zoning Commission - Motion was made by Wallace Williams, seconded by Ross Ogden, to accept the Minutes of Regular Meeting December 18, 2017 as filed. The vote was unanimous, 4-0, motion carried. Justin Giorlando did not vote as he did not attend that meeting.
2. No ZEO report


SCHEDULED PUBLIC HEARING: Scheduled for January 8, 2018, 7:30 pm, Conf. Room A, Easton Town Hall, 225 Center Road, Easton, CT, on the following special permit application. SP-17-04, Special Permit for Flood Plain, Town of Easton, 97 South Park Avenue, Bridge #04213, for the proposed replacement of the existing bridge within the 100 year flood plain, as depicted on a set of plans entitled "Replacement of South Park Avenue Bridge 04213 Over Mill River, Easton, CT", prepared for Town of Easton, dated 10/06/17, prepared by Anchor Engineering Services, Inc. A copy of the application is on file in the Easton Town Clerk's office. The Chairman noted that the Commission would be receiving an 8-24 referral from the Board of Selectman in conjunction with the scheduled public hearing which would be addressed first, before the public hearing, and that the Town Engineer and/or the Assistant Town Engineer would be representing the applicant at that public hearing.

At approximately 9:45 pm, motion was made by Robert Maquat, seconded by Wallace Williams, to go into Executive Session to discuss pending litigation. The vote was unanimous, 5-0, motion carried. It was noted that only three people would be participating in the Executive Session; Alison Sternberg and Justin Giorlando left the meeting.

At approximately 10:20pm, motion was made by Wallace Williams, seconded by Ross Ogden, to come out of Executive Session. The vote was unanimous, 3-0, motion carried.

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There being no other business to be conducted, motion was immediately made by Wallace Williams, seconded by Ross Ogden, to adjourn the Regular Meeting. The vote was unanimous, 3-0, motion carried.


Margaret Anahia, Recording Secretary